



SMYRNA

HAPPENINGS IN AND AROUND SMYRNA

VILLAGE NEWS

Development and Project Updates
Residential Market Update
Google Fiber Update
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DID YOU KNOW?

City of Smyrna Receives \$100,000 Atlanta Regional Commission Livable Centers Initiative Grant

The Atlanta Regional Commission (ARC) has awarded the City of Smyrna a \$100,000 Livable Centers Initiative (LCI) study grant supplementing an existing LCI plan by further study of Spring Road and the impact of traffic and economic growth associated with SunTrust Park, the future home of the Atlanta Braves.

Smyrna is one of nine metro Atlanta communities the ARC has awarded grants to totaling \$800,000 and \$12 million in transportation funding to 11 other communities that have previously implemented completed LCI studies.

The LCI study grant will help develop a plan and policies that support the creation of more vibrant, connected places. Once the study is complete, Smyrna becomes eligible for transportation funding to help implement the plan. The LCI program is funded with federal transportation dollars. The grants provide 80 percent of funding for each study or transportation project, with the recipient making a 20 percent match. 🍀

SMYRNA NOW

Smyrna Offers Bike Sharing and Makes It Easy – “Enjoy Smyrna Life - Ride a Bike”

The City of Smyrna, announced a Bike Share program last September, making it easy and affordable to “Enjoy Smyrna Life - Ride a Bike” with Zagster bikes, stations and borrow / riding system.

Throughout Smyrna residents and visitors may use the trails that Smyrna has invested in over the years such as the multi-use trail along Atlanta Road that connects the downtown and surrounding neighborhoods to amenities such as Taylor-Brawner Park, the site of Food Truck Tuesday that takes place May through September. The Smyrna bike share program expands opportunities for everyone to enjoy these trails, whether they want to get to the Silver Comet trail or visit a restaurant or coffee shop.

The Smyrna bike share program offers bike rental from three sharing stations, located at the Smyrna Public Library on the Village Green, at Taylor-Brawner Park on Atlanta Road along the multi-use trail, and near Jonquil Park along Spring Road which is the corridor that stretches from downtown Smyrna to the Cumberland District and the new Braves stadium complex. A fourth location will be announced soon.

With four bikes at each station, the program is beginning on a smaller scale to allow for evaluation for future expansion. The ease of use, however, is huge. There are two ways to join. Go to the website www.zagster.com/smyrnaga or download an app for iPhone and Android from iTunes or Google Play. You may also borrow bikes using SMS text messages. View an instructional video at <https://vimeo.com/121167227>.

Rides are free for the first four hours. After the first four hours, there is a \$5.00 an hour charge – up to \$40 per ride. The bikes, called “Cruisers,” have adjustable seat heights that fit adult riders, front and rear lights for nighttime visibility, a basket for storing the “U-Lock” while you ride, seven gears that allow riders to go anywhere, and fenders and a chain guard to keep you clean while riding. Again, an instructional video may be viewed at <https://vimeo.com/121167227>.



Look for the FAQ section on the quick and easy website at <http://zagster.com/smyrnaga/> that covers things like “Where can the Zagster bike go?” or “What do I do if my bike breaks down?” and it is recommended that you review the FAQs to become familiar with obligations and requirements of membership.

An ANSI certified helmet is required for all riders under 16 years of age. Helmets are recommended for all riders. Remember that users are subject to Georgia bicycle laws. 🍀



DEVELOPMENT & PROJECT UPDATES

Belmont Hills

This mixed-use development on approximately 50 acres is adjacent to the newest public school in Smyrna – Smyrna Elementary. Upon completion it will encompass: 154 single-family detached homes ranging in value from \$275,000 to \$400,000 with amenities (The Village at Belmont); 272 luxury apartments (Alta at Belmont); and 48,000 square feet of retail space (The Shops at Belmont). Only two parcels remain undeveloped with future use of these two parcels to be determined as market conditions evolve. Leasing of retail space and luxury residential units is progressing and Phase One of the retail component, 24,000 square feet, is currently under construction with 75 percent in lease agreement. Current tenants include three restaurants including “Creatwood Tavern” (the same owners as Whitehall Tavern). Luxury unit leasing is at 63 percent or higher. Site plan approvals for the 154 detached single-family homes have been obtained by David Weekly Homes for the “Village at Belmont” with lot sales moving forward. As of January, 34 building permits had been issued with 20 homes sold.

Jonquil Village

Site activity began in February with vertical construction visible within weeks following. This 12-acre redevelopment at the intersection of Atlanta and Spring Roads, approved in August 2015, will contain 290 luxury apartment units, 65,000 square feet of retail space including a full-service, 46,000 square foot grocery and at least three high-quality restaurants. This addition to the downtown landscape is expected to attract new investment in the downtown in concert with Belmont and the Smyrna Market Village. Halpern Enterprises, the owner and developer of the Belmont Hills development site, is also owner of the Jonquil development with tenant mix coordinated between the two developments. Construction of the grocery store is scheduled for completion by the end of 2016. Retail shops and apartment building construction is scheduled for this summer. Renderings are available online at <http://halpern.propertycapsule.com/properties/jonquil/#photos>

Smyrna Grove

This 48-acre tract of land located in the northwest corner of Smyrna is being developed into 194 single family detached homes ranging in price from \$300,000 to \$400,000, replacing 726 degraded apartment units formerly known as Hickory Lake. Average home value is projected to be \$350,000. The first phase is underway with three fully furnished model homes completed and lot sales in progress. Clubhouse construction was at 70 percent by the start of 2016 with the pool under construction and planned for opening this spring. Remaining - 41 lots in Phase One to receive final plat approval the first quarter of 2016 and Phase Two, containing 93 lots, is expected to begin in the first quarter of 2016. Full build out is expected to be completed over the next two to three years.

Riverview Landing

This expected mixed-use development located on approximately 82 acres along the Chattahoochee River, developed by Jamestown Properties – developer of Ponce City Market is in the first phase which includes improvement to Riverview Road and single-family units. When completed, it will contain 155 single-family homes, 322 townhomes,

165 condominium flats, 200 senior residential units and 850 apartments along with 190,000 square feet of commercial space. Total build out value is projected to be \$300 million with full build-out estimated at eight to 10 years.

Concord Road

The \$12 million Special Purpose Local Option Sales Tax (SPLOST) road widening project is complete with the additional Concord Road Corridor Development Concept Study unanimously approved by City Council in August of 2015. The corridor plan recommends that the remnant parcels located along the north side of Concord Road, on either side of the Hollis Street intersection (approximately two acres), be developed into low-intensity commercial use with parking for a linear park. Future development plans for the commercial parcels includes a restaurant with the balance of remnant right-of-way parcels along the north side of Concord (to McLinden Ave intersection – approximately four acres) developed as passive and linear park space. Construction is expected to begin later this year.

Braves Multi-Use Complex

The Atlanta Braves will soon be our neighbors with the new \$670 million stadium and associated \$600 million mixed-use complex, encompassing approximately 60 acres adjoining the southeastern boundary of Smyrna at Cobb Parkway and Spring Road. The Atlanta Braves recently purchased 15 additional acres to be added to the development area and the stadium project is scheduled to open for the 2017 season. Significant transportation infrastructure improvements are being made along Spring Road in the immediate vicinity of the complex. 📍

RESIDENTIAL MARKET UPDATE

Home to approximately 54,490 residents now, Smyrna's population projection for the next Census is just over 58,000, setting Smyrna on a likely course of being the largest city in Cobb County by 2020 and Smyrna's residential market story conveys the Smyrna success and desirability story.

From 2000 to 2015, the total number of housing units in Smyrna increased by 39 percent, growing from 19,633 units to 25,273 units. Over half (56 percent) of Smyrna's housing is valued at \$150,000 or higher and the 2015 median house value within Smyrna registered at \$215,519. By comparison, the median house value in the metro Atlanta region is \$168,100, up 27 percent since 2000. Smyrna's median house valuation represents an increase of approximately 75 percent within 15 years.

Both the number of building permits and permit values for Smyrna have improved over the last five years and Smyrna consistently leads the six Cobb County municipalities in the number of residential building

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GOOGLE FIBER UPDATE

The hut locations (think of them as service hub points) have been approved and the process for the earliest stages of the build out has started, but a plan for exactly where the service will roll out within our City limits is not yet stated. Google is working faster in this area than they have in other states. The anticipation is that they will be working in all areas of the Metro at the same time rather than building out a city at a time. We know that they intend to deliver to all of our citizens, but where it goes first and exactly when it will be offered is not yet communicated. Keep watching our social media sites for updates (www.Facebook.com/CityofSmyrnaGA and www.Twitter.com/SmyrnaNews). 📍

WE RECOMMEND

New Smyrna Arts & Cultural Council

Learn more about the rapidly developing arts and cultural happenings in Smyrna by connecting with the Smyrna Arts & Cultural Council. Find them on Facebook at <https://www.facebook.com/SmyrnaACC/?fref=ts> and check out their website at <http://smyrnaacc.weebly.com/>. 📍

UPCOMING EVENTS

St. Patrick's Day in Market Village

*Hosted by Merchants of
Smyrna Market Village*

Thursday, March 17

1:00 p.m. until 10:45 p.m.

Saturday, March 19

12:00 p.m. until 10:30 p.m.

Donation to charity at the gate.

Flashlight Easter Egg Hunt

March 19

7:00 p.m. to 9:30 p.m.

Tolleson Park (3515 McCauley Rd,
Smyrna Ga 30080) – registration
required - \$5 in advance
\$10 per family at the gate.

Jonquil City Jog

Saturday, April 23

8:00 a.m. with race-day

registration at 7:00 a.m.

Find out more at www.SmyrnaCity.com
and you can find the event posting
on active.com.

Spring Jonquil Festival



Saturday, April 23

10:00 a.m. until 6:00 p.m.

Sunday, April 24

noon until 5:00 p.m.

This season's festival includes a
partnership with the new Smyrna Arts
& Cultural Council. Look for upcoming
announcements to learn more.

Find out more about these events and more at www.SmyrnaCity.com and on social media
at  www.Facebook.com/CityofSmyrnaGA and  www.Twitter.com/SmyrnaNews.

Crawfish Boil in Market Village

*Hosted by Merchants of
Smyrna Market Village*

Saturday, April 23

noon until 10:45 p.m.

Sunday, April 24

noon until 10:00 p.m.

New Orleans style crawfish, jambalaya,
boiled shrimp and veggies, too) –
charity donation at the gate.

Food Truck Tuesday

May 3 thru September 27

5:00 p.m. until 9:00 p.m.

Look for social media announcements
as May approaches at www.Facebook.com/CityofSmyrnaGA and www.Twitter.com/SmyrnaNews.

Smyrna Fresh Produce Market

Offered by Keep Smyrna Beautiful

May 7 through September 24

Opens at 8:00 a.m., Closes at noon

Look for announcements on social
media and the City website as May
approaches.

Arthur Bacon Golf Tournament

May 14 & May 15

Look for announcements as May
approaches.

*Look for more events in the City
Event Calendar available in April.* 📍

SMYRNA VISION PROCESS

The City of Smyrna initiated a vision planning process in April 2014. The seven-month process was led by a diverse 28-person Steering Committee, and resulted in the creation of a 10-year Vision Plan for Smyrna. The first phase of this process began in October 2014 with publication of the Smyrna Vision Plan. Lots of hard work was done by Smyrna citizens, each doing their part to create the Smyrna Vision Plan. The implementation phase has begun, led by the Implementation Executive Committee that includes residents and business stakeholders from across Smyrna. There are five areas of focus: Involvement & Leadership, Quality of Place, Image and Identity, Smyrna's Schools, and Community and Economic Development. If you are interested in volunteering your time to this very important process, send an email to smyrnvision@smyrnaga.gov. To view the materials and documents of the entire process, visit www.SmyrnaVision.com. 📍

Smyrna Financial News

Moody's Upgrades City of Smyrna Bond Rating from Aa2 to Aa1

The City of Smyrna was notified in November that Moody's has upgraded the bond rating to Aa1 following a recent ratings visit with Mayor A. Max Bacon and then Interim Finance Director, Kristin Robinson (now Finance Director) and a substantial internal review of City of Smyrna policies and finances.

In March of 2014, the City of Smyrna's rating from Standard & Poor's was elevated from AA+ to AAA, the highest rating possible with a stable outlook. This is the highest possible bond rating and is reflective of the financial management of Smyrna. This elevation in rating is based upon revised criteria and the expansion of Smyrna's economy. The City of Smyrna's previous bond rating(s) (2011) received upgrade to AA+ / AA2 associated with the acquisition of the Hickory Lake apartment complex which is 48 acres - purchased to change the use of the property and make it available for development (later sold and developed as Smyrna Grove - single family homes). 📍

WINNING AWARDS

Keep Smyrna Beautiful (KSB) keeps winning awards. They won First Place in the Keep Georgia Beautiful (KGB) awards for 2015 and have received the First Place National Affiliate Award from Keep America Beautiful (KAB) Affiliate Award at the annual KAB National Awards program, which took place during the recent 2016 KAB National Conference in Orlando, Florida.

Keep Smyrna Beautiful was honored for distinguishing itself as an exemplary affiliate organization in the population category of 30,001-100,000 and received the new award for Sustained Excellence and the President's Circle Award.

The KAB Awards were open to its community-based affiliates for program activities during the 12-month period from July 1, 2014, through June 30, 2015, that help create communities that are socially connected, environmentally healthy and economically sound.

Special Event - Join KSB and some very special Smyrna citizens in their home gardens for the **2016 Garden Tour** from 10:00 a.m. until 4:00 p.m. on Saturday, May 14. Look for tickets to go on sale April 15 with advance tickets at \$15 and \$20 on the day of the Tour. 🌿

RESIDENTIAL MARKET UPDATE

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permits issued each month. Permits for residential remodels continue to be popular as residents opt to invest in existing homes rather than relocate. Remodels have leveled out and new residential construction has increased dramatically in each of the last two years. As the number and value of residential units has increased, the number of commercial permits and activity has also begun to realize an increase.

The City of Smyrna continues to provide quality city services and amenities at very reasonable cost. Property tax rates have remained consistently low with no millage increases for eight consecutive years. Residential and commercial development occurring in Smyrna since 2012, plus development expected over the next three to five years expresses not just general economic improvement, but also the desirability of Smyrna for home and for business. 🌿

MAYOR & COUNCIL CONTACT INFORMATION

MAYOR | A. MAX BACON

Office Phone: 678-631-5302 Email: mbacon@SmyrnaGa.gov

Chief Executive Officer: Presides over meetings, and ensures all laws, ordinances, rules and regulations are executed

WARD 1 COUNCILMEMBER | DEREK NORTON

Office Phone: 678-631-5306 Email: dnorton@SmyrnaGa.gov

Chair: Public Safety, Police / Fire / E-911

Committees: Finance and Administration & Community Relations, and Vision

WARD 2 COUNCILMEMBER | ANDREA BLUSTEIN

Office Phone: 678-631-5307 Email: ablustein@SmyrnaGa.gov

Chair: Human Resources & Court Services

Committees: Parks & Recreation, Library and Vision

WARD 3 COUNCILMEMBER | TERI ANULEWICZ PRO TEM

Office Phone: 678-631-5308 Email: tanulewicz@SmyrnaGa.gov

Chair: Vision

Committees: Community Development, Alcohol Beverage / License / Annexation / Economic Development & Redevelopment, and Public Safety, Police / Fire / E-911

WARD 4 COUNCILMEMBER | CHARLES WELCH

Office Phone: 678-631-5309 Email: cwelch@SmyrnaGa.gov

Chair: Public Works & Keep Smyrna Beautiful, Historical Review and Cemetery

Committees: Finance and Administration & Community Relations, and Human Resources & Court Services

WARD 5 COUNCILMEMBER | SUSAN WILKINSON

Office Phone: 678-631-5310 Email: swilkinson@SmyrnaGa.gov

Chair: Parks and Recreation & Library

Committees: Public Works & Keep Smyrna Beautiful, Historical Review and Cemetery, Community Development, Alcohol Beverage / License / Annexation / Economic Development and Redevelopment

WARD 6 COUNCILMEMBER | DOUG STONER

Office Phone: 678-631-5311 Email: dstoner@SmyrnaGa.gov

Chair: Community Development, Alcohol Beverage / License / Annexation / Economic Development & Redevelopment

Committees: Public Works & Keep Smyrna Beautiful, Historical Review and Cemetery, and Parks & Recreation & Library

WARD 7 COUNCILMEMBER | RON FENNEL

Office Phone: 678-631-5312 Email: rfennel@SmyrnaGa.gov

Chair: Finance and Administration & Community Relations

Committees: Human Resources & Court Services, and Public Safety, Police / Fire / E-911 🌿

www.SmyrnaCity.com

Council information is available under the "Your Government" tab.

View meetings live or on demand at www.SmyrnaCity.Legistar.com or look for links under "Your Government" on the City of Smyrna website (www.SmyrnaCity.com).

Council Meetings are held in City Hall / Council Chambers - 2800 King Street, Smyrna GA 30080 the first and third Mondays of each month. You may attend meetings or view them live or on demand on nearly any internet connected device at <https://smyrnacity.legistar.com/Calendar.aspx>. 🌿